Expiry Date - 06/09/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1184/22 Recommendation – APPROVE

Site: 306 Upper Shoreham Road Shoreham-by-sea West Sussex BN43 6BA

Proposal: Proposed single storey side ,rear and front extension to link to porch with new pitched roof over, new flat roof above rear conservatory, rear dormer

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

The application relates to a semi-detached property located on the northern side of Upper Shoreham Road, BN43. The house has an open porch to the front and attached garage to the side. Attached to the rear of the garage is a single storey side extension which wraps around to the rear and is attached to a two storey rear extension. Attached to the rear extension is a conservatory which is sited along the boundary with No.

The property at No. 304 is a semi-detached property with a double garage extension to the side. The property at No. 308 is a semi-detached property with an attached garage to the side.

The surrounding area is residential with a mix of detached and semi-detached properties.

The proposal is for a single storey front and side extension to link the porch with a new pitched roof over the existing garage, a new flat roof above the existing rear conservatory and a rear dormer roof extension. The dormer window will measure 3.2m in depth, 5.8m wide and 2.4m high. The replacement of the conservatory roof will make the overall height 3m with one roof light. The existing garage which will be converted into a habitable room will have a new pitched roof with 2 roof lights and will extend forward 1m with the roof continuing to wrap around the front over the existing porch. There will be 2 additional roof lights installed in the pitched roof of the existing side extension.

Relevant Planning History:

In 1994 planning permission SU/174/94/TP was granted for erection of a single storey rear extension and conservatory.

Consultations:

None.

Representations:

None.

Relevant Planning Policies

Adur Local Plan 2017 – Policies 15 and 18

'Supplementary Planning Guidance Development Management Standard

No.2 'Extensions and Alterations to Dwellings''.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality and the effect on the character and appearance of the dwelling and its surroundings.

Visual Amenity

The extension to the front will include the removal of the existing garage door and replacing with a window and the new pitched roof over the garage will wrap around to the front and continue over the existing porch. These alterations will be visible within the street scene.

Part of the proposal includes a full width dormer extension to the rear of the property and a change of pitched glass roof to a flat roof to the existing conservatory which will not be seen from the front.

It is considered that the proposal by way of its size, design and location the changes to the front would not have a detrimental effect on the visual amenities of the properties either side as the proposal is set away from the boundary with No. 308 by 1.5m where the adjoining property has a garage that is set away and runs along this boundary. It is considered that the proposal will not impact on the visual amenities of the subject property, the character of the neighbouring properties or the street scene.

Residential Amenity

The proposal is for a single storey front and side extension to link the porch with a new pitched roof over the existing garage, a new flat roof above the existing rear conservatory and a rear dormer roof extension.

The change of a garage into a habitable room with replacement of the garage door with a window is considered a minor amendment and is acceptable in this instance.
The changes to the roof of the existing garage which will wrap around and project forward to the front by 1m and link into the existing porch are considered not to have a detrimental effect on the adjoining occupier at No. 308 as the proposal is set away from the boundary of No. 308 by 1.5m and they have a garage that is set away and runs along the boundary of the subject property this would reduce any detrimental effects on the residential amenities of this occupier.
The proposal to change the roof to the existing conservatory from pitched to 3m with a flat roof at the rear is considered a miner alteration. It is considered that this would not affect the amenities of the adjoining occupier at No.304, which has its own rear extension, and is acceptable in its design and siting.

The proposed dormer window will be the full width of the roof slope. It is considered that the proposal is acceptable and would not be detrimental to the adjoining occupiers either side or in the surrounding neighbourhood.

It is felt that the proposed alterations and extension to the property at the front and to the rear would not have a detrimental affect the residential amenity of the adjoining occupiers.

There will be no loss of light to the property as the alterations to the conservatory are to reduce the height of the roof which will reduce any impact on the adjoining occupier at No. 304. The roof changes to the side which include the roof of the existing garage that wraps around to the front are set away from the boundary of No. 308 and the dormer windows are in the roof slope and do not project beyond the eaves.

There will be no overlooking issues nor will the proposal affect the privacy of the adjoining occupiers due to part of the proposals alterations being minor changes and the dormer window to the rear of the property will face into the garden area similar to the windows on the ground floor. Therefore it is considered that the proposal by way of its design, size, siting and location would not unduly effect the residential amenities of the adjoining occupiers of the properties at No. 304, No. 308 and to the rear.

Highways and Parking

The parking arrangements to the front of the property remain unchanged and are not a consideration of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

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1. Approved Plans
2. Standard 3 year time limit
3. Matching materials

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: J. Price Date: 06/09/22

Authorised by: Peter Barnett Date: 6 September 2022

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